

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits

DATE: November 21, 2013

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 311 S. Center Avenue, Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance with Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Explanation of Process by Committee Chair**
6. **Public Hearing**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, November 21, 2013, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files are available for viewing between the hours of 8 a.m. and 4:30 p.m., Monday through Friday, excepting holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-2, AGRICULTURAL & RURAL BUSINESS
AND A-3, AGRICULTURAL/RURAL RESIDENTIAL**

R3678A-13, R3679A-13 & CU1761-13 – Dennis Kutz: Rezone 5.1 acres around the farm buildings at **N2792 Curtis Mill Road** for an agribusiness zone, and grant a conditional use permit to allow a custom farming, excavation and tiling business, pesticide application and seed and fertilizer sales. Rezone 1 acre around the house at the same address to rural residential. The proposed lots are comprised of PINs 016-0614-3521-000 (28.5 Acres) and 016-0614-3524-000 (39.8 Acres) in the Town of Koshkonong.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3680A-13 – Gregg Heidemann: Rezone 2.7 acres around the home at **N5008 STH 89** and create a new 1-acre building site near the intersection of **STH 89 and Harvey Road** from PIN 002-0714-3141-000 (28.2 Acres) in the Town of Aztalan.

R3681A-13 – Tom & Lisa Marks: Rezone 3 acres around the home at **W2001 Ehrke Lane** and 4.7 acres around the home at **W2009 Ehrke Lane**. Both lots are to be created from PIN 012-0816-2931-000 (52.3 Acres) in the Town of Ixonia.

R3682A-13 – Ron Marsh: Rezone all of PIN 024-0516-2642-001 (3.608 Acres) for a new residential building site on **Little Prairie Road** in the Town of Palmyra.

R3683A-13 – Brad Walter/Michael & Sarah Walter Trust: Rezone 0.805 acre of PIN 032-0814-1044-000 (62.435 Acres) owned by Michael & Sarah Walter Trust to add it to an adjoining A-3 zoned lot at **N8944 West Road** owned by Bradley Walter. The property is in the Town of Watertown.

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL AND N, NATURAL RESOURCE**

R3684A-13 & R3685A-13 – Nancy Hohensee: Create a 2-acre vacant lot on **Turke Lane** and a 5-acre farm consolidation lot around the home at **N9673 Turke Lane**, and create a 4.3-acre Natural Resource zone adjacent it, all from PIN 032-0815-0111-000 (46.491 Acres) in the Town of Watertown.

R3686A-13 & R3687A-13 – Mary Horack: Rezone 5 acres for a farm consolidation lot around the home at **N9098 Horseshoe Rd**; create a 2.5-acre Natural Resource zone adjacent to it. The property is in the Town of Watertown, on PIN 032-0814-1231-000 (62.078 Acres).

**FROM EXCLUSIVE AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL AND FROM A-3 TO A-1**

R3688A-13 & R3689A-13 – Nancy Jorgensen: Rezone 0.2 acre of PIN 002-0714-2911-000 (47.17 Acres) owned by Eric Jorgensen & Cynthia Scheele from A-1 to A-3 to add it to adjoining A-3 zoned property. Rezone 1.4-acres of PIN 002-0714-2912-001 (2.3 Acres) owned by Nancy J Jorgensen from A-3 to A-1 to add it to adjoining A-1 zoned property. The site is near **N5698 CTH Q** in the Town of Aztalan.

CONDITIONAL USE PERMIT APPLICATIONS

CU1762-13 – Denise Rothschild: Conditional use to allow up to five dogs in an A-1 Agricultural zone at **N8708 Overland Drive** in the Town of Ixonia on PIN 012-0816-1823-002 (12.041 Acres).

CU1763-13 – K Ted Hartwig, Helen Spaeth & Barbara Mandleco: Conditional use to allow two dwelling units on one lot in a Residential R-1 zone at **N4462 Park Road** in the Town of Oakland. The lot is made up of PINs 022-0613-0712-008 (0.367 Acres) and 022-0613-0712-009 (0.890 Acres)

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.

A recording of the meeting will be available from the Zoning Department upon request.